

**HISTORIC LANDMARK COMMISSION**  
**MAY 21, 2018**  
**DEMOLITION AND RELOCATION PERMITS**  
**HDP-2018-0134**  
**2918 SALADO STREET**

## **PROPOSAL**

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Demolish a fire-damaged ca. 1908 house.

## **ARCHITECTURE**

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One-story, wing-and-gable plan board-and-batten-sided frame house with a partial width, shed-roofed, independent porch on turned wood posts with decorative brackets; single 4:4 fenestration.

## **RESEARCH**

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The house was built around 1908. The first occupant was Rev. Stokely A. Enochs, who lived here until around 1911. While living here, Enochs was listed as a farmer in the city directories; the 1910 U.S. Census shows him at this address with two daughters; he was a house carpenter. After living here, he moved with one of his daughters to Orange, Texas, where he died in 1934.

The family with the longest-standing association with the house was that of Ernest and Annie Bornemann, who lived here from the early 1920s to the late 1930s with a short period of residence elsewhere. The Bornemann family held on to this property for many years, renting it out from the late 1930s until the mid-1960s, when their daughter, Winnie, moved back into the house. Ernest Bornemann was the son of German-born farmers in Robertson County, Texas. He and Annie had lived in Austin in the 1910s, but moved to Robertson County, where he farmed in 1920. When they moved back into Austin around 1921, it was to this house. Ernest Bornemann first worked as a cook for the Texas School for the Deaf; he then went on to work at the Post Office. He was killed in a traffic accident in 1938; Annie Bornemann then moved in with her daughter until her death a year later.

The family then rented the house out to various tenants, including a pipefitter's helper, a hospital laundress, a laborer for the State Highway Department, and a teacher at the University of Texas, until the mid-1960s, when Winnie Bornemann Sobeck moved back in after her husband's death. She lived here until her death in 1990.

## **STAFF COMMENTS**

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The house was listed with no priority for research in the Comprehensive Cultural Resources Survey (1984).

The house suffered fire on two consecutive days in 2016, resulting in approximately \$95,000 worth of damage. The City initiated a Code violation case in 2017 to repair the fire damage, including damage to the electrical equipment.

Staff has evaluated this house for designation as a historic landmark and has determined that the house meets the criterion for architecture, but that the criterion for historical significance is more tenuous:

- a. **Architecture.** The house is a turn-of-the century wing-and-gable house, a resource type that was once common in Austin's older residential areas, but which is now becoming rare. Prior to the fire, the house appears to have been very much intact, with original windows, siding, and ornamentation.
- b. **Historical association.** The house has its greatest historical associations with Ernest and Annie Bornemann, and their daughter, Winnie Bornemann

Sobeck, who lived in this house off- and on from the early 1920s until around 1990, with a long period of rental tenants in between. Ernest Bornemann was a janitor at the Post Office; there do not appear to be significant historical associations.

- c. **Archaeology.** The house was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
- d. **Community value.** The house does not possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, the neighborhood, or a particular demographic group.
- e. **Landscape feature.** The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.




#### **STAFF RECOMMENDATION**

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Encourage rehabilitation and re-use, depending upon the severity of the fire damage, and postpone to June 25, 2018 to receive a fire report indicating the potential for rehabilitation of this house. From outward appearances, the porch and front room appear to have suffered the most damage, but there does not seem to be major structural damage to the house, allowing for the possibility of preservation and rehabilitation. This is an excellent example of what was once one of the predominant housing styles in Austin; very few of these houses remain, especially on the west side of town. Every effort should be made to determine the potential for rehabilitation before releasing a demolition permit. If, however, the Commission decides to release the demolition permit, then staff recommends completion of a City of Austin Documentation Package.

## LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 250'

## NOTIFICATIONS

CASE#: HDP-2018-0134  
LOCATION: 2918 SALADO ST



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

2918 Salado Street  
ca. 1908



2010 photograph



2018 photograph shows fire damage to corner of the house and the porch ceiling.





2018 photograph showing porch bracket detail and damage to porch ceiling.

## OCCUPANCY HISTORY 2918 Salado Street

City Directory Research, Austin History Center  
By City Historic Preservation Office  
July, 2010

1992	James A. McCormick, renter No occupation listed
1985-86	Winnie B. Sobeck, owner Retired
1981	Winnie B. Sobeck, owner Retired
1977	Winnie Sobeck, owner Widow, Arthur Sobeck Retired
1972	Winnie B. Sobeck, owner Retired
1969	Winnie Sobeck, owner Retired
1965	Edith Field, renter Widow, J.B. Field No occupation listed

1961	Vacant
1957	Ben and Marjorie Kirtzpatrick, Jr., renters Teacher, University of Texas
1953	Marion W. and Pansy Borders, renters Laborer, State Highway Department
1949	Alton L. and Thelma Harrison, renters Foreman
1947	Katy R. Day, renter Widow, O.L. Day Employed by the University of Texas
1944-45	Katie R. Day, renter Widow, J.C. Day Laundress, Seton Hospital
1941	Harry V. and Hedwig Hopf, renter Helper Also listed is Henry V. Hopf, Jr., a clerk.
1939	Ernest H. and Annie Bornemann, owners Laborer, Post Office
1937	Ernest H. and Annie Bornemann, owners Helper, Post Office
1935	Ernest and Annie Bornemann, owners No occupation listed
1932-33	Cecil W. and Lura Gumm, renters Painter NOTE: Ernest and Annie Bornemann are listed at 601½ Henderson Street; neither had an occupation shown.
1930-31	Ernest and Annie Bornemann, owners No occupation listed
1929	Ernest and Annie Bornemann, owners No occupation listed
1927	Ernest and Annie Bornemann, owners Janitor
1924	Ernest and Annie Bornemann, owners Porter, Post Office Also listed is Winnie Bornemann, no occupation stated.
1922	Ernest Bornemann (no wife listed), renter Assistant cook, Texas School for the Deaf

1920	Mary Kownsley, renter Widow, Jefferson Kownsley No occupation listed Also listed is Miles Kownsley NOTE: Ernest Bornemann is not listed in the directory.
1918	William W. and Martha Johnson, renters No occupation listed Also listed is Walter M. Johnson, no occupation stated.
1916	William W. Johnson Porter, Walker Properties Association (Walker's Cotton Oil Company, T.B. Walker Manufacturing Company, Walker's Ice and Cold Storage company), 301-11 W. 4 <sup>th</sup> Street.
1914	The address is not listed in the directory.
1912-13	Wayne Priest Laborer  James L. King No occupation listed
1910-11	Rev. Stokely A. Enochs No occupation listed
1909-10	Stokely A. Enochs Farmer
1906-07	The address is not listed in the directory. No houses north of 2620 Salado Street are listed. NOTE: Stokely A. Enochs is not listed in the directory.

**BIOGRAPHICAL NOTES:****Stokely A. Enochs (ca. 1908 – ca. 1911)**

The 1910 U.S. Census shows Stokely A. Enochs as the renter of this house. He was 61, had been born in Texas to Tennessee-born parents, and was a house carpenter. With him lived two daughters, Hattie R., 23, a divorced dressmaker; and Addie M., 18, who had no occupation listed; as well as a grandchild, Fulton A. Davis, 7. Both daughters and the grandchild had been born in Texas.

The 1920 and 1930 U.S. Census reports show Stokely A. Enochs living with his daughter in Orange, Texas. In 1920, he is listed as a minister; the 1930 census report shows him with no occupation.

Stokely A. Enochs was living in Orange, Texas at the time of his death in 1934. He is listed as a minister who was born in Texas in 1847.

## THE DEAD

**ECHOLS**—Funeral services for Rev. S. A. Echols, 85, retired Christian minister, who died at his home in Orange early Thursday morning, were held from the residence of his daughter, Mrs. V. A. Cunco, 4003 Duval street, Friday at 1 p. m. The Rev. R. H. Chambers officiated and interment was in Oakwood cemetery under the direction of Meeks-Hykin funeral home. Pallbearers were: J. V. Cunco, C. J. Samsom, Steve Heffington, Will Fruth, Jack Reed and J. J. Long.

Rev. Echols is survived by three daughters, Mrs. Mike King, Dallas, Mrs. Hattie Reed, Orange, and Mrs. V. A. Cunco, Austin; three sons, Will Enochs, Temple, Mack Enochs, Austin and J. R. Enochs of Tyler; two sisters, Mrs. Hattie E. Hancock, Austin, and Mrs. Mary E. Tounzate of Cedar Park; two brothers, C. B. Enochs of Eldorado, Texas and Jim Enochs of Sheridan, Wyo.

Obituary for Rev. S.A. Enochs (misspelled in this obituary as Echols)  
Austin Statesman, April 20, 1934

### **Ernest and Annie Bornemann (ca. 1921 – ca. 1931 and ca. 1933 – ca. 1939)**

Ernest and Annie Bornemann appear as the owners of this house in the 1930 U.S. Census; the house was worth \$3,000. With them lived their daughter Winnie, who was married to Arthur Sobeck. Ernest Bornemann was 55, had been born in Texas to German-born parents, and was a custodian at the Post Office. Annie Bornemann was 53, had been born in Texas to German-born parents, and had no occupation listed. Winnie Sobeck was 28, her husband Arthur Sobeck was 54. Winnie had been born in Texas, and had no occupation listed. Arthur Sobeck was born in New York, and was a leather worker in a harness shop.

The 1920 U.S. Census shows Ernest and Annie Bornemann living in the vicinity of New Baden in Robertson County, Texas; they owned their home there. Ernest Bornemann was 45, had been born in Texas, and was a farmer. Annie Bornemann was 42, had been born in Texas, and had no occupation listed. They had a daughter, Winnie Belle, 19, who had been born in Texas and had no occupation listed.

In 1910, Ernest and Annie Bornemann are listed as living at 4504 Avenue F in Austin with their daughter Winnie. Ernest was listed as a wagon driver for a grocery store.

Ernest and Annie Bornemann are listed as living on Avenue C (no house number) in the 1900 U.S. Census. Ernest worked as a grocery delivery man.

Ernest Bornemann died in December, 1938; his last address was this house. He was born in 1874 in Texas, and was a Post Office clerk. Annie Minnie Bornemann died at the end of August, 1939. She was living at the home of her daughter, Winnie Bell Sobeck, at 2816 Nueces Street at the time of her death. She was born in 1876 in Texas, and was a housewife.



## *Traffic Victim's Funeral Is Set*

Funeral services for Ernest Bornemann, 64, traffic victim, will be held from the chapel of the Hyltin funeral home Sunday at 2:30 p. m. with the Rev. A. Cervin and the Rev. T. P. Anthony officiating. Interment will be in Oakwood cemetery.

Active pallbearers will be Fred Krumnow, Elmer Wunneburger, Clifton Wusterhausen, Byrd Wusterhausen, Buddy Wusterhausen and Henry Bornemann.

He is survived by his wife, Mrs. Annie Bornemann; one daughter, Mrs. Winnie Bell Soebeck; one brother, C. W. Bornemann, and three sisters, Mrs. E. J. Honig of Austin, Mrs. George Eklund of Slaton and Mrs. Paul Schmidt of Durham, Okla.

News story on the funeral for Ernest Bornemann, killed in a traffic accident  
Austin Statesman, December 24, 1938

### **ERNEST BORNEMANN**

Funeral services for Ernest Bornemann, 64, will be held from the Hyltin Funeral home Sunday at 2:30 p. m. with the Rev. A. Cervin and the Rev. T. P. Anthony officiating. Burial will be in Oakwood cemetery.

Funeral notice for Ernest Bornemann  
Austin American-Statesman, December 25, 1938

**BOERNEMANN—Mrs. Annie**  
Bornemann, 63, wife of the late  
Ernest Bornemann died at the home  
of her daughter, Mrs. Winnie Bell  
Sobeck, 2816 Nueces street early  
Thursday morning.

Survivors are one daughter, Mrs.  
Winnie Bell Sobeck of Austin; two  
sisters, Mrs. Emma Wunneburger of  
Austin and Mrs. Otto Krumnow,  
Otto, Texas; one brother, Albert  
Wusterhausen of Austin, and a  
number of nieces and nephews.

The body is at the funeral home  
at 1104 Colorado pending the ar-  
rival of out-of-town relatives.

Obituary of Annie Bornemann  
Austin Statesman, September 1, 1939

**BORNEMANN — Funeral services**  
for Mrs. Annie Bornemann will be  
held Sunday at 2 p. m. from the  
chapel of the funeral home at 1104  
Guadalupe with the Rev. E. E.  
Wheless and the Rev. A. Cerwin  
officiating.

**Burial will be in Oakwood.**

Funeral notice for Annie Bornemann  
Austin Statesman, September 2, 1939

### 1940 U.S. Census

The 1940 U.S. Census shows Henry and Hedwig Hopf as the renters of this house. Henry Hopf was 42, had been born in Texas, and was a pipe fitter's helper for the LCRA. Hedwig Hopf was 40, had been born in Texas, and had no occupation listed. They had 3 children: Henry, 17, a delivery boy for a retail drug store; Yvonne, 14; and Edmond, 8. All three children had been born in Texas. The family lived in Taylor, Texas in 1935.

### Winnie Sobeck (ca. 1967 – ca. 1990)

Winnie Sobeck was the daughter of Ernest and Annie Bornemann. She lived with her husband, Arthur Sobeck, at 2816 Nueces Street from the late 1930s until she moved back into this house around 1967. Arthur Sobeck died in 1946. Winnie Sobeck died in 1990.

**ARTHUR SOBECK**

Arthur Sobeck, 73, resident of Austin since 1882, died at his home, 2816 Nueces Street Saturday morning. He is survived by his wife, Mrs. Winnie Bell Sobeck and one brother, Conrad Sobeck. Funeral services will be held at the Hylltin Funeral Home Sunday at 3 p. m.

Pallbearers will be C. R. Sobeck Jr., Lester Sobeck, Vernon Sobeck, Niles Sobeck, John Sobeck, and August Oertli. Burial will be in Oakwood Cemetery.

Obituary of Arthur Sobeck

Austin American-Statesman, November 17, 1946

CONNECTING CHARGE \$ 12.00

APPLICATION FOR SEWER CONNECTION. N 68335

Austin, Texas. 3/19-9 1929

To the Superintendent of Sewer and Public Improvements,  
City of Austin, Texas.

Sir:—

I hereby make application for sewer connection and instructions on  
premises owned by E. Bornemann  
at 2918 Salado Street  
which place is to be used as a residence  
Lot 7 & 8 of 8 Bk 4  
In this place there are to be installed Y fixtures.

I agree to pay the City Sewer Department the regular ordinance  
charge. Respectfully, J. M. F. Miller

Location of Public Sewer Sewer on Salado St 2 1/2 ft deep

Connected 3-25-9 1929

Size of Main 6 inches Plat 63

Size of Service 4 inches Street

3 Feet Deep in ST

18 Feet from Property Line Street

       Feet from Curb Line Alley

Connection made by Thos. Salado DIAGRAM  
3/19/29 B82

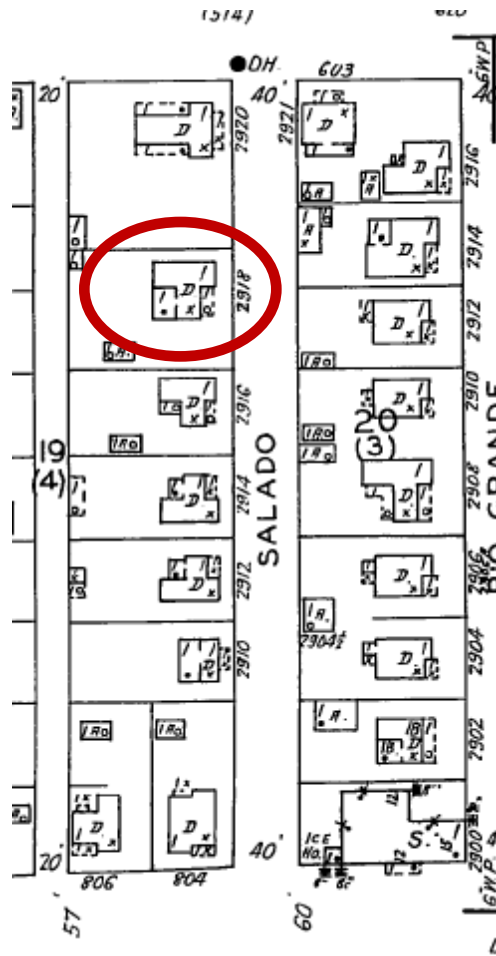
Ready 3/19/29

Sewer connection application by Ernest Bornemann for this house (1929)



The house appears on the 1922 Sanborn map with a smaller rear porch than shown on more recent maps below. Salado Street was known as Wayzata Place at that time; Hopkins Court corresponds to the current Rio Grande Street.





The 1935 Sanborn map shows the house with the current configuration.



The 1962 Sanborn map shows the same configuration as the 1935 map above.

## VIOLATION REPORT

**Date of Notice:** December 13, 2017

**Code Officer:** Richard Lamancusa

**Case Number:** CV-2016-148561

**Property Address:** 2918 SALADO ST AUSTIN TX 78705

Locally known as 2918 SALADO ST AUSTIN TX 78705

Zoned as SF-3-CO-NP

The items listed below are violations of the Austin City Code, and require your immediate attention. If the violations are not brought into compliance within the timeframes listed in this report, enforcement action may be taken. Timeframes start from the Date of Notice.

### **Violation Type:** STRUCTURE MAINTENANCE

#### **Austin City Code Section: Stairways, Decks, Porches and Balconies (§304.10)**

Description of Violation: The exterior front porch is severely damaged by fire which has now caused it to come into violation of the International Property Maintenance Code section 304.10 which states Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

Date Observed: 12/07/2016

Timeframe to Comply: 30 Day(s)

Recommended Resolution: Obtain the required City of Austin permits to either remove the front porch or to remove it and rebuild the front porch.

#### **Austin City Code Section: Unsafe Conditions (§304.1.1)**

Description of Violation: The following exterior condition(s) are unsafe: Fire damage to the front porch, front of the structure, the front door and windows, and the front section of the roof. These are violations of the International Property Maintenance Code section 304.1.1.

Date Observed: 12/07/2016

Timeframe to Comply: 30 Day(s)

Recommended Resolution: Obtain the required City of Austin permits to repair or replace all fire damaged portions of the structure.

**Austin City Code Section: Electrical Equipment Exposed to Fire (§604.3.2.1)**

Description of Violation: The electrical system in the primary structure has been exposed to fire which has now caused the property to be in violation of the International Property Maintenance Code section 604.3.2.1 which states Electrical equipment. Electrical switches, receptacles and fixtures, including furnace, water heating, security system and power distribution circuits, that have been exposed to fire, shall be replaced in accordance with the provisions of the Building Code.

Date Observed: 12/07/2016

Timeframe to Comply: 30 Day(s)

Recommended Resolution: Obtain the required City of Austin permits and repair the electrical systems effected by the fire at this property.

**Notes:** If the corrective action requires a permit or demolition, please contact the Development Services Department at 512-978-4000. You can also visit <http://www.austintexas.gov/department/planning> for more information.

**In order to close the above code violation(s), an inspection will need to be conducted. Please contact Austin Code Department Officer Richard Lamancusa at 512-974-6073 or [Richard.Lamancusa@austintexas.gov](mailto:Richard.Lamancusa@austintexas.gov) to schedule an inspection.**

**Si no puede leer esta notificación en inglés, pida una traducción en español.**

**Appeal:** Any structure maintenance issue indicated in this report may be appealed to the Building and Standards Commission. The appeal must be filed no later than **20 days** after the date of this notice and contain **all** of the following information:

- ☐ a brief statement as to why the violation is being appealed
- ☐ any facts that support the appeal
- ☐ a description of the relief sought
- ☐ the reasons why the appealed notice or action should be reversed, changed, or set aside
- ☐ the name and address of the appellant

An appeal may be delivered in person to our office located at 1520 Rutherford Lane or mailed to:

**Building and Standards Commission, c/o Austin Code Department, P.O. Box 1088 Austin, Texas 78767.**

## IMPORTANT INFORMATION

### Failure to Correct

If the violations are not brought into compliance within the timeframes listed in the violation report, enforcement action may include:

- ☐ Criminal charges in the City of Austin Municipal Court subjecting you to fines of up to \$2,000 per violation, per day.
- ☐ Civil penalties in an Administrative Hearing subjecting you to fines of up to \$1,000 per violation, per day, along with additional fees.
- ☐ Suspension or cancellation of existing site plan, permit or certificate of occupancy. If the site plan, permit or certificate of occupancy is suspended or revoked, the utility service to this property may be disconnected.
- ☐ Civil injunctions or penalties in State court.
- ☐ For dangerous or substandard buildings, the City of Austin may also take action with the Building and Standards Commission (BSC) to order the vacation, relocation of occupants, securing, repair, removal or demolition of a building, and civil penalties.

### Ownership Information

According to the records of the County, you own the property described in this notice. If this property has other owners, please provide me with this information. If you no longer own this property, you must execute an affidavit form provided by our office. This form should state that you no longer own the property, the name of the new owner, and their last known address. The affidavit must be delivered in person or by certified mail, with return receipt requested, to the Austin Code Department office no later

than 20 days after you receive this notice. If you do not submit an affidavit, it will be presumed that you own the property described in this notice.

An affidavit form is available at [www.austintexas.gov/code-resources](http://www.austintexas.gov/code-resources), or at the Austin Code Department office at 1520 Rutherford Lane. The completed affidavit should be mailed to: **City of Austin Code Department, P.O. Box 1088, Austin, Texas 78767.**

#### **Appeals and Complaints**

You may file a written appeal of this Notice of Violation to the Austin Code Department. Refer to the **Violation Report** attached to review the appeal process as it relates to the specific violation noted.

Please reference your case number and how the property is now in compliance with the Austin City Code.

An appeal may be delivered in person to our office located at 1520 Rutherford Lane or mailed to: **City of Austin Code Department, ATTN: Code Official, P.O. Box 1088, Austin, Texas 78767.**

You may file a written complaint or commendation regarding an Austin Code Department Officer no later than 3 days after you receive this notice. Please reference your case number. The complaint or commendation should be mailed to: **City of Austin Code Department, ATTN: Code Official, P.O. Box 1088, Austin, Texas 78767.**

# **Austin Firefighters Respond To Same House Catching Fire Two Days In A Row**

After the first blaze sparked, it resulted in \$95,000 in total damages. The next day, it caught fire again for reasons that remain unclear.

NORTH AUSTIN, TX -- Firefighters responded to a fire in North Austin on Wednesday at the same house where a fire broke out the day before.

The Austin Fire Department reported to the fire at 2918 Salado shortly after 5 p.m. on Wednesday to put out a blaze. Access to the street from adjacent 30th and 29th streets were closed off as fire crews worked the scene.

This marked the second time in as many days firefighters were called to put out a fire at the house. On Tuesday, the AFD reported the fire caused \$75,000 in structure damage and another \$20,000 in damage to the contents inside.

Patch placed a call to fire department officials to try to determine what may have caused each of the fires to break out, but the call wasn't immediately returned. However, a witness from a nearby business who called the fire department to report the blaze said he was told unattended candles were likely the cause.

Thursday morning, fire department woman spokesperson Michelle Tanzola confirmed an unattended candle led to the fire the first time. But she said the cause of the fire at the home on Wednesday was yet unknown.